



Annual Report FY2012

NEIGHBORHOOD OF AFFORDABLE HOUSING



NOAH... *By the Numbers*

In FY12, NOAH served a record number of clients, with over 1,750 housing clients and over 735 neighborhood-services clients; for a total of over 2,500 overall

Over the past twelve months, NOAH's programming has invested \$33,627,995 in the Greater Boston region

NOAH has either rehabilitated or newly developed 290 units within 64 buildings; and owns/manages 173 affordable rental units & three commercial units in over 19 properties in East Boston, Everett, Beverly, Holliston & North Andover

In the last 24 months, over 200 NOAH first-time homebuyer graduates have purchased their first homes

75% of NOAH's clientele is from an ethnic minority household; with the majority of NOAH's clients being either low-income or low/moderate-income

NOAH's Foreclosure Prevention team served 2,341 households from over 95 communities in the Greater Boston Region during the last five years; with an 86% positive resolution ratio.

NOAH's work has helped transform the East Boston landscape with its involvement in the development of seven redeveloped school yards, one four-and-a-half acre waterfront "Urban Wild" park, one youth-run community garden, and more!

Dear Friends,

Looking ahead, 25 years seems like a very long time. But looking back 25 years, time has nearly evaporated! NOAH's first year balance sheet was \$10,800. At the end of July, we were at \$19,006,820. 25 years ago, there were two staff, and the two of us are still here, but now there are 35 full- and part-time staff members on board. 25 years ago, we had one program, senior homeowner services. We now operate 12 programs. 25 years ago, there were hundreds of vacant and deteriorated homes in the neighborhood. We subsequently renovated 62 deteriorated properties and sold 40+ of them to first-time buyers. 25 years ago, our goal was to help new arrivals to East Boston acclimate themselves to a new neighborhood and become economically self-sufficient. Today, East Boston's newcomer populations come from dozens of countries from all over the world and number more than 50% of our local population. 25 years ago, the airport was seen as overwhelming the community; now sea-level rise and climate change are threatening to overwhelm both the airport and the community! And not long ago, NOAH was targeting Eagle Hill streets in which to repair houses; today NOAH is pursuing cities and towns in Greater Boston in which to create housing opportunities for the state's workforce.

We've been blessed for sure, but progress has not always been a straight line. We've had bumps and bruises along the way. In fact, some fought very hard to put NOAH out of business and they made life difficult for many who helped low-income workers and newcomers gain an economic, social and cultural foothold in our great city and nation. Fortunately, the innate goodness of the community and our elected officials have been moral barriers to the erosion of our country's egalitarian heritage. However, we do see those negative forces still in play as the debate on the "fiscal cliff" and cutting social programs continues in Washington. Those who support housing and community development programs, immigration reform, climate change action, modest tax increases and increased health care reform must remain vigilant or many of the gains of the past 25 years will be swallowed up and eviscerated. Regardless, we are grateful. We work and live in a great neighborhood and a great country. We look around the globe and see far too much violence, hunger, exploitation and environmental degradation. No matter who is at NOAH 25 years from now, our work will continue to stitch together the fabric of community so that individuals and families can strive to reach their potential, enjoy life and prosper. Thank you for your continued support of our mission and our work.

Thank you,

Ernani D'Araujo, Board President
Phil Giffey, Executive Director



Affordable Housing Program Activities

Real Estate Development

Completed Stevens Corner in North Andover and held a Grand Opening event. This project saw the rehabilitation of an abandoned nursing home into 42 affordable units, including three handicapped-accessible apartments. Continued work on two pipeline projects: Benfield Farms in Carlisle, and Sitkowski School in Webster. DHCD funded the Carlisle project, which will begin construction in March 2013 and will create 26 new affordable units. The Webster development will create 66 affordable apartments, as well as a new town senior center.

Property & Asset Management

Successfully managed 101 affordable housing units as well as three commercial units in 18 buildings in and around East Boston. Continued asset management of 72 more third-party managed units.

Senior Homeowner Services

Served 100 seniors and disabled Boston residents with 386 safety repairs, rehabilitation projects and heating system improvements.

Homeownership Promotion

Held 12 bilingual ten-hour first-time homebuyer courses with 265 graduates; 86 NOAH client families purchased their first homes.

Homeownership Preservation

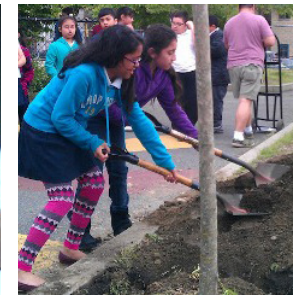
Held 88 bilingual foreclosure prevention and mitigation workshops and assisted 760 families in FY12 through our foreclosure prevention and mitigation and EHLPP (Emergency Home Loan Program) education and counseling. NOAH's foreclosure prevention cases had an 86% positive resolution rate, via successful loan modifications or other means; with only two families going into foreclosure. Continued NOAH's live, call-in, Hispanic radio show. Performed post-purchase counseling for 57 BHA/HOPE VI Washington-Beech homeowners.

Rental Housing Counseling

Counseled 250 households in how to obtain or retain rental housing; and directly placed 46 families into new units.

Ribbon Cutting at Stevens Corner





Neighborhood & Community Program Activities

Chelsea Creek Action Group (CCAG)

CCAG organized four clean-up days at the Urban Wild, which included removing trash from the wetlands; conducted three water-quality workshops demonstrating how wetlands help reduce contamination; discussed with City officials opportunities for community input into the implementation of a \$1.6 million wetlands restoration grant; co-organized the 9th Annual Chelsea River Revel; participated in a public meeting for the redesign of the American Legion Field; and focused on deepening leadership skills with the CCAG Youth Crew. CCAG also continued to be an active partner in the Mystic River Watershed Collaborative. Created raised-bed gardens for more than 50 residents.

Renew Boston

Signed up 500 residents for free or low-cost weatherization. Over 200 of these households received energy-saving services.

English for Speakers of Other Languages

Held three semesters of classes of Beginners I & II and English Conversation with 65 students. Launched an Intro. to Citizenship course. Provided one-on-one tutoring for English language learners.

Community Surveying

Conducted Block Condition Analysis and Resident Surveying in and around the Eagle Hill area of East Boston.



NOAH's CCAG Youth Crew & CBE Staff

O'Donnell Schoolyard Summer Program

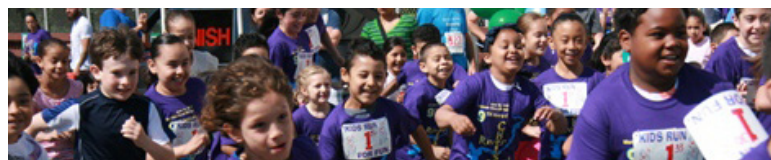
Kept children active and learning in an enriching summer program serving 100 young people ages 6-12 over seven weeks; held a Community Festival/Talent Show.

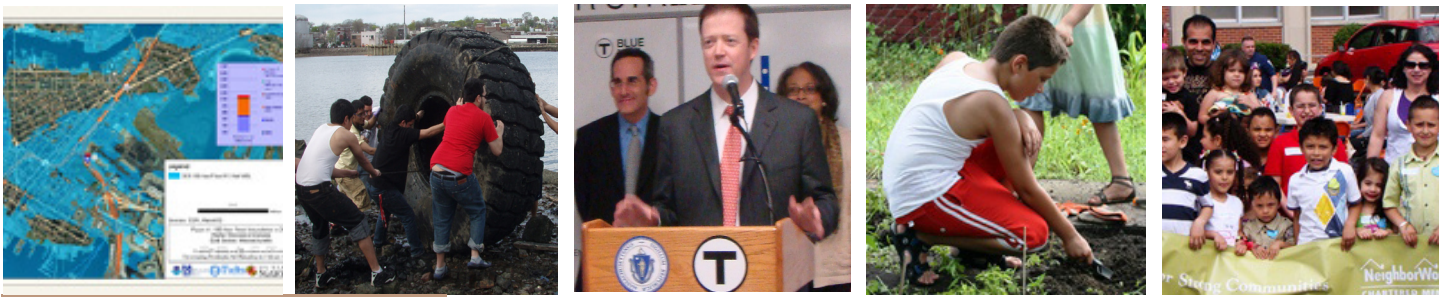
Community Children's & Youth Soccer

Coached 62 children and family members two nights per week for seven weeks.

CCAG Youth

Performed outreach for community involvement in the American Legion Field Design, Hess Site, and other greenspace restoration initiatives; advanced a model for green storm-water management and active transportation that was embraced by City planners redesigning East Boston's Central Square; led four environmental justice bike tours; and conducted water-quality testing along the Chelsea Creek. Additionally, the youth conducted four popular education workshops on environmental justice issues in the East Boston community to raise awareness about concerns and increase resident participation; held six events at the Condor Street Urban Wild; and helped organize the 9th Annual Chelsea River Revel.





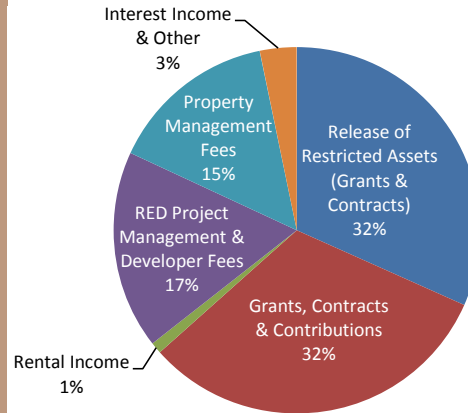
NOAH Staff

Kristin Carlson, Real Estate Project Manager
 Jorge Correa, Repairs Specialist
 Anthony D'Andrea, Senior Homeowner Services Manager
 Carlos Flores, Assistant Carpenter
 Christinne Flores, Homeownership Services Admin.
 Diana Franco, Director of Homeownership Services
 Kim Foltz, Director of Community Building & Environment
 Philip Giffie, Executive Director
 Yesica Guerra, Sustainability, Youth & Community Coordinator
 Claudia Gongora, Foreclosure Prevention Counselor
 Sonya Krakoff, AmeriCorps Volunteer
 Toby Kramer, Director of Real Estate Development
 Jacky Lara, AmeriCorps Volunteer
 Suki Li, Staff Accountant
 Manlio Mendez, Community Organizer
 Linda Miller-Foster, Director of Administration & Fundraising
 Mal Nelson, Property Management Consultant
 Andrea Perez, Foreclosure Prevention Counselor
 Vinny Qualtieri, Director of Finance
 Roberto Rodriguez, Janitor
 Jaime Sepulveda, Janitor
 Carolina Suarez, Foreclosure Prevention Counselor
 Carrie Tennant, Foreclosure Prevention Counselor

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Operating Income FY12

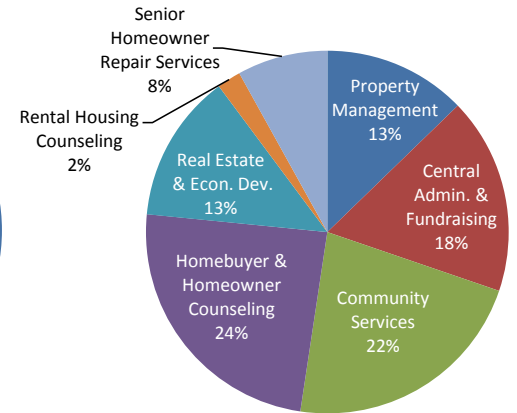


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 TD Bank Charitable Foundation
 United Way of Massachusetts Bay & Merrimack Valley
 U.S. Dept. Housing & Urban Development
 Webster Bank



Operating Expense FY12



FY12 Operating #'s

Revenues & Income
 \$2,100,549

Expenses
 \$2,062,414

Mission Statement

NOAH, the Neighborhood of Affordable Housing, is an East Boston-based community development corporation structured to collaborate with and support residents and communities in their pursuit of affordable housing strategies, environmental justice, community planning, leadership development and economic development opportunities.

NOAH eagerly partners with those residents, neighborhood entities, municipalities or groups that share similar values and goals in order to improve standards of living, build community and create social/economic opportunities, especially for low-income persons, families and disadvantaged groups or areas.

NOAH's goals and programs are built on a commitment to equality, fairness, diversity and respect for all people.

For More Information

Philip Giffie, Executive Director
 143 Border Street, East Boston, MA 02128
 Email: philipgiffie@noahcdc.org
 Phone: 617-418-8240
 Facebook: www.facebook/noahcdc

NOAH is a 501 (c) 3 non-profit; gifts are tax deductible to the full extent allowable by law.